

23 Fewcott Road, Fritwell, OX27 7QA Guide Price £350,000 Freehold

THOMAS MERRIFIELD







The Property

A spacious detached bungalow, in a non-estate village location. The bungalow offers up to four bedrooms, two or three reception rooms, a bathroom and a separate shower room. Outside there is parking, front garden and a back garden which backs onto playing fields. The property is of non-standard constructions (see notes in material information).

MATERIAL INFORMATION

An extended detached bungalow, originally a Woolaway nonstandard construction property with later extensions. We advise all prospective buyers, who require a mortgage, to check with their lender oR professional adviser about mortgage funding for this specific property. Mains; electricity, water and drainage are connected. Heating via electric room heaters. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile phone availability - according to Ofcom - indoors all providers are predicted to have limited coverage for both

providers are predicted to have limited coverage for both voice and data with the exception of 02 who are likely to have voice coverage. Outdoors - all service providers are likely to have coverage for both voice and data.

Local Authority: Cherwell District Council - D. EPC - F





- A substantial detached bungalow
- Up to four bedrooms
- Two or three reception rooms
- Bathroom and separate shower room
- Gardens and parking
- Popular and attractive village
- Non-standard construction, (please see note under material information and check with your proposed lender or professional financial adviser in respect of mortgage finance)
- See our website for up-to-date material information.

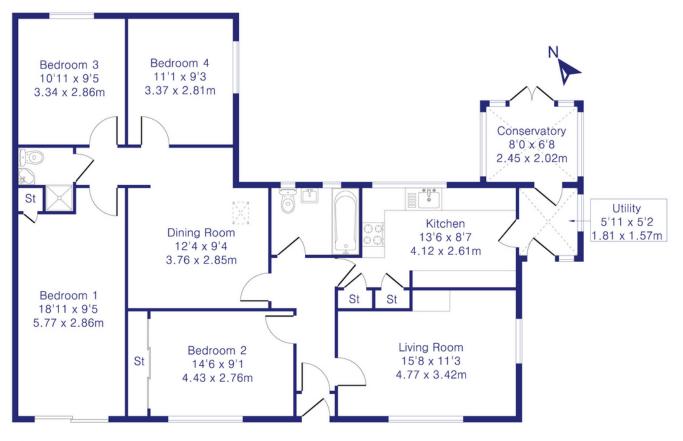
The Location

Enjoying a pleasant non-estate position and backing onto playing fields. Fritwell is an attractive and popular village with; a well regarded primary school, a butchers/post office, village hall and an active community. Bicester (is five miles), providers for all everyday needs as well as having mainline railway services to Oxford, Birmingham and London Marylebone. Junction 10 of the M40 is easily accessible.





Approximate Gross Internal Area 1247 sq ft - 116 sq m



Ground Floor

Thomas Merrifield and their clients give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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